

13.14 Impact Fee Schedules. (Rev. 8/18/17, 3/07/23)

The following Impact Fee Schedules have been adopted by the Board of Mayor and Aldermen.

MANCHESTER IMPACT FEE SCHEDULES

A. SCHOOL IMPACT FEE (Applies only to Residential New Development)

Dwelling units with less than 2 bedrooms and less than 900 square feet of gross floor area shall be charged the applicable impact fee in Column A from the School Impact Fee table. All other dwelling units shall be charged the applicable impact fee from Column B. (Rev. 3/07/23)

Type of Unit	Fee per Dwelling Unit	
	A	B
Single Family Detached	\$1,377	\$4,589
Townhouse (Attached)	\$552	\$1,104
Two Family	\$748	\$3,739
Three or More Unit (Multi-Family)	\$625	\$3,125
Manufactured Housing	\$690	\$2,301
Accessory Dwelling Units	\$459	\$1,530
Dwellings (1 or 2 units) Above Commercial Uses	\$473	\$ 945

B.1. RESIDENTIAL FIRE DEPARTMENT IMPACT FEE

Type of Unit	Fee per Dwelling Unit
Single Family Detached	\$571
Townhouse (Attached)	\$511
Two Family	\$589
Three or More Unit (Multi-Family)	\$512
Manufactured Housing	\$525
Accessory Dwelling Units	\$190
Dwellings (1 or 2 units) in Upper Stories	\$512
Single Room Dwelling Units of 450 SF or less	\$166

B.2. NON-RESIDENTIAL FIRE DEPARTMENT IMPACT FEE

Non-Residential Use Category	Fee per Gross SF
Retail, Lodging, Food Service, Entertainment	\$0.53
Offices including Banks	\$0.20
Other Commercial & Institutional	\$0.35
Industrial, Warehouse, Transportation, Storage	\$0.05